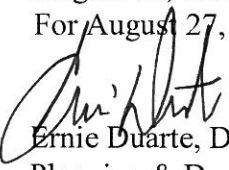




MEMORANDUM

TO: Linus Kafka
Zoning Examiner

DATE: August 12, 2015
For August 27, 2015 Hearing

FROM: 
Ernie Duarte, Director
Planning & Development
Services Department

SUBJECT: SPECIAL EXCEPTION LAND USE – PLANNING & DEVELOPMENT
SERVICES DEPARTMENT REPORT
SE-15-32 Verizon – Speedway Boulevard, C-2 (Ward 2)

Issue – This is a request by Shirley Crowder of Centerline Solutions, on behalf of Verizon Wireless, to allow a wireless communication facility (WCF) as a special exception land use in the C-2 zone. The special exception site is located approximately 200 feet south of Speedway Boulevard and 450 feet west of Kolb Road (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower concealed within an artificial palm tree, 55 feet in height with associated ground equipment, including a back-up diesel generator, to be enclosed within an existing mini-storage unit. The WCF will be placed within a 480 square foot lease area near the north central portion of the 2.44 acre site, which is developed as a self-storage facility.

A communications use of this type is subject to Section 4.9.4.I.6.b of the *Unified Development Code (UDC)* and requires approval through a Zoning Examiner Special Exception Procedure, in accordance with *UDC* Section 3.4.3. A public hearing before the Zoning Examiner is required. The Zoning Examiner will render a decision to grant the use with or without conditions, or to deny the use. The Zoning Examiner may also forward the request to the Design Review Board (DRB) for design review and recommendation.

The proposed special exception is considered under the requirements of a Zoning Examiner Special Exception Procedure because the tower and antennas will not exceed 80 feet in height, the proposal is concealed or disguised, and because the facility is setback at least two times the height of the structure from the boundary of any property zoned residential or office, as required by the *UDC*.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Self storage facility.

Surrounding Zones and Land Uses:

North: Zoned C-2; Retail and restaurant uses.
South: Zoned R-1; Single family homes.
East: Zoned C-2; Commercial.
West: Zoned R-1 & R-2; Single family homes.

Previous Cases on the Property: None.

Related Cases:

SE-14-30 Verizon – Speedway Boulevard, C-2 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height, and associated equipment as a special exception land use in the C-2 Zone. The special exception site is located within an existing self-storage facility located approximately 200 feet north of Speedway Boulevard and 1,200 feet west of Columbus Boulevard. On February 20, 2015, the Zoning Examiner approved the request.

SE-10-105 AT&T – Speedway Boulevard, C-2 Zone – This was a request for a special exception land use to allow a 65-foot tall monopalm cell tower with associated ground equipment located 120 feet south of Speedway Boulevard and 900 feet west of Craycroft Road. On September 30, 2010, the Zoning Examiner approved the request.

SE-09-62 AT&T – Columbus Boulevard, C-2 Zone – This was a request for a special exception land use to allow a wireless communication facility concealed within an artificial palm tree, 65 feet in height, and associated equipment. The special exception site is located within an existing self-storage facility near the northwest corner of Speedway Boulevard and Columbus Boulevard. On February 18, 2010, the Zoning Examiner approved the request.

Applicant's Request – The applicant requests approval of a wireless communication tower and antennas, concealed within an artificial palm tree, 55 feet in height, and associated equipment to be placed within a screened enclosure within a self storage facility, as a special exception land use in the C-2 zone.

Planning Considerations

Plan Tucson and the *Sewell/Hudlow Neighborhood Plan (SHNP)* provide land use policy direction for this area. According to the *SHNP* nonresidential uses should be located along

designated major streets as shown on Land Use Development Maps. New nonresidential uses should be carefully integrated with surrounding uses by providing common access points and parking, and common amenities such as landscaping and walls.

Plan Tucson policies protect established residential neighborhoods by supporting compatible development, including non-residential uses, where the scale and intensity of use is compatible with adjacent uses. The special exception site is located within an "existing neighborhood" area identified on the Future Grown Scenario Map in *Plan Tucson*. The *Plan* supports existing neighborhoods and commercial districts to encourage new services and amenities that contribute further to neighborhood stability. Specific direction is provided in Chapter 3 - The Built Environment under Guidelines LT28.1.2 and LT28.1.3. These policies support wireless communication facilities when they are installed and maintained to minimize visual impact and preserve views, and when their design improves the appearance of above ground utilities and structures. The applicant states that the proposed wireless communication facility will help improve telecommunication services in the surrounding neighborhoods.

The project is in general compliance with the intent of these plans. The plan policies generally support new cell tower proposals when designed to minimize visual impacts on surrounding neighborhoods and when buffering is provided. The faux palm design will conceal the new tower and antenna structures. The ground lease area is 20 feet by 24 feet, located within a self-storage facility, and ground equipment will be screened from view by the walls of an existing storage unit.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) states that no additional vehicle trips per day will be generated by the proposal. Field inspection by staff indicates there are currently no billboards on the special exception site.

Design Considerations

Land Use Compatibility – The applicant is proposing a wireless communication monopalm with twelve antennas (3 sectors with 4 antennas per sector) concealed within an artificial palm tree, 55 feet in height. The WCF will be located near the north edge of the parcel, and has been designed with the ground equipment placed within an existing enclosed self storage unit at the north end of an existing storage building, totally screened from view. The antennas will be concealed within the fronds of the tree, and bark cladding will be placed on the pole to authenticate the appearance of the palm trunk. Staff recommends that Verizon routinely monitor the facility and promptly replace/repair palm fronds as damage occurs.

The self-storage facility is entirely paved and developed with storage structures. It would be difficult to provide visual context for the proposed monopalm in the form of live palm trees planted within the self-storage facility. A few smaller live palm trees of between approximately 10 and 20 feet in height exist adjacent to the subject parcel near its west and south edges. While these live palms are fairly short and not in close proximity to the WCF site, they do provide some

degree of visual context in the foreground when viewing the WCF site from homes to the south and west.

The project site is located south of Speedway Boulevard and west of Kolb Road. Commercially developed parcels are along both sides of Speedway Boulevard. Immediately to the north and east are commercial retail and auto service land uses in C-2 zoning. Farther to the north, across Speedway Boulevard are commercial retail uses in C-1 zoning and single family residential uses in R-3 zoning. Farther to the east, across Kolb Road are retail commercial uses in the PAD-3 zone. To the west across Green Hills Avenue are single-family residential uses in the R-1 and R-2 zones, and to the south across an alley are single-family residential uses in the R-1 zone. The nearest residential parcels are located approximately 230 feet west and east of the proposed WCF.

The City applies standard conditions regarding the appearance of monopalm facilities. The following appearance standards are recommended as conditions:

- The monopalm shall not exceed 55 feet in height at top of fronds;
- The monopalm shall include crown and faux pineapple;
- The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm;
- There shall be a minimum of 55 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels;
- Replacement of lost/damaged fronts to be completed within ten working days of observation and fronds shall be colored to match live fronds as closely as possible;
- All cables shall be run inside the pole, with no foot pegs other visible appurtenances;
- All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels;
- Antenna panels shall be painted with a light/shade pattern to better camouflage them;
- Ground equipment to be screened.

Road Improvements/Vehicular Access/Circulation – The project site is located approximately 200 feet south of Speedway Boulevard at the north end of an existing self-storage building. An eight foot wide access easement will be provided to the WCF from Green Hills Avenue, a local street which runs south from Speedway Boulevard one block west of Kolb Road. The *Major Streets and Routes Plan* designates Speedway Boulevard as an arterial street with a right-of-way width of 120 feet. Kolb Road is a Gateway arterial street with a right-of-way width of 150 feet. No new road improvements or additional circulation is proposed as part of the project.

Use-Specific Standards – The applicant's proposal requires approval as a Zoning Examiner Special Exception Procedure and must meet the Use-Specific Standards of *UDC* Sections 4.9.13.O and 4.9.4.I.2, .3, and .6.b. The Zoning Examiner may forward the request to the Design Review Board for design review and recommendation. Use Specific Standards specified in the *Unified Development Code* Section 4.9.I.6.b include the following items (in *italics*). A response follows each Use Specific Standard:

1. *The antennas are mounted on a new tower and the tower and antennas are concealed or disguised, or the antennas are collocated on an existing structure.*

The wireless facility is disguised as a palm tree (a stealth monopalm).

2. *The tower and antennas are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.*

The proposed artificial palm is an effective method to mitigate visual impacts of the wireless facility on surrounding development. The associated ground equipment is to be located inside an enclosed shelter, located immediately east of the proposed monopalm.

3. *The new tower is setback at least two times the height of the structure from the boundary of any property zoned residential or office.*

The structure is located approximately 200 feet from the nearest residentially zoned property and approximately 1,900 feet from the nearest office zoned property.

4. *The tower and antennas are eighty feet or less in height.*

The proposal is for an artificial palm of fifty-five (55) feet in height.

Conclusion – The proposed special exception use is consistent with the policy direction in the *Sewell/Hudlow Neighborhood Plan* and *Plan Tucson*, which support development designed to be compatible with and sensitive to surrounding land uses. The proposed wireless facility has been designed to blend in with the surroundings and does not conflict with plan policies. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

PROCEDURAL

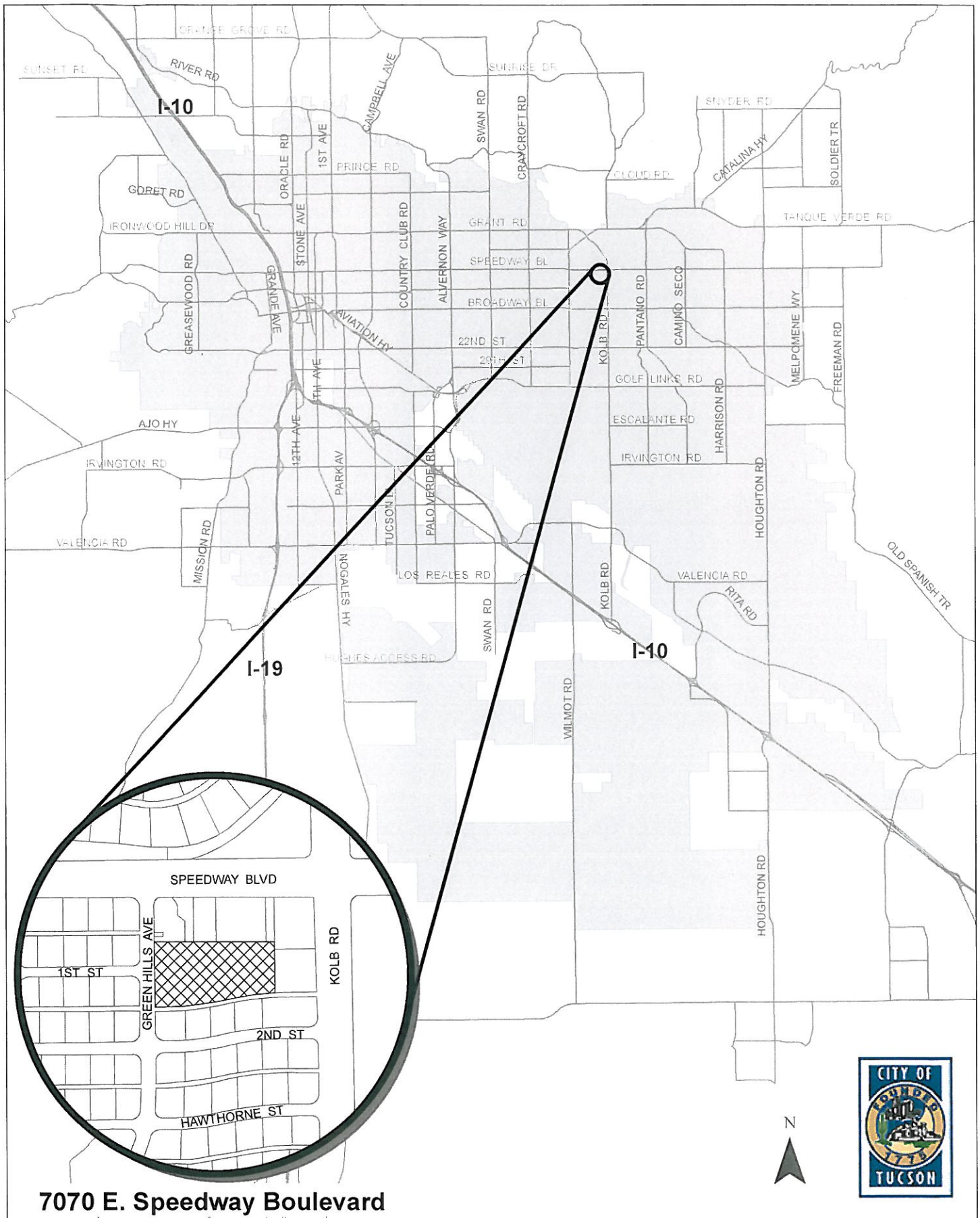
1. A site plan in substantial compliance with the preliminary development plan dated June 15, 2015, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Special Exception Land Use".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.
6. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.

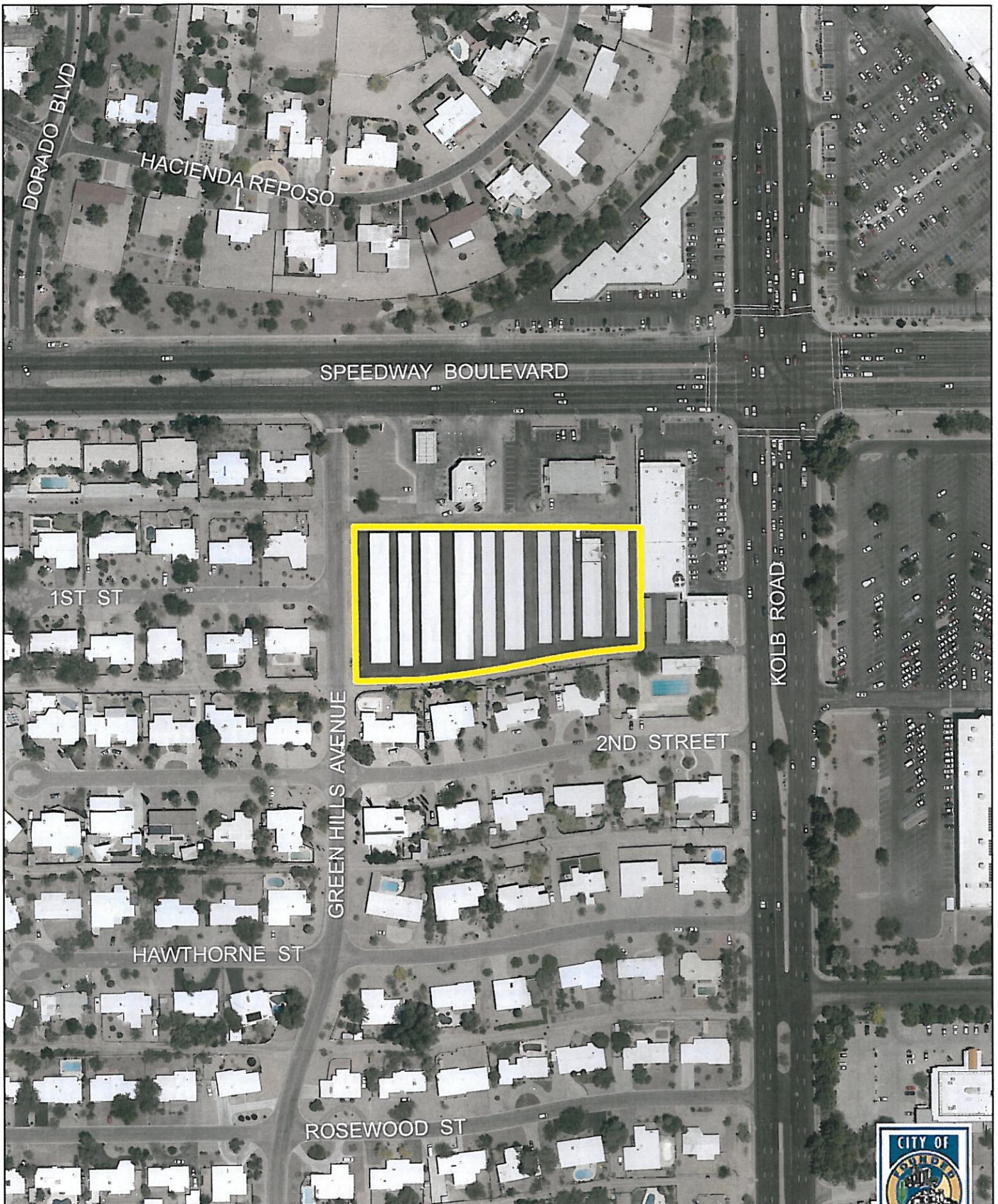
LAND USE COMPATABILITY / CONCEALMENT MEASURES

7. The wireless communication monopalm, including attachments such as antenna panels and palm fronds, shall not exceed fifty-five (55) feet in height from grade elevation.
8. A maximum of twelve (12) antenna panels shall be installed and camouflaged with a light/shade pattern to blend and minimize visual impacts.
9. The monopalm shall include crown and pineapple.
10. The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm.
11. There shall be a minimum of 55 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels.
12. Verizon shall routinely monitor the facility and repair/replace any artificial fronds that may become worn or damaged through time.

13. Replacement of lost/damaged fronds to be completed within sixty (60) working days of observation and fronds shall be colored to match live fronds as closely as possible.
14. All cables shall be run inside the pole, with no foot pegs or other visible appurtenances.
15. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
16. Ground equipment to be located within lease area and within an enclosed shelter, as depicted on the preliminary development plan dated June 15, 2015.
17. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant. Graffiti shall be removed from walls within seventy-two (72) hours of discovery or notification.
18. Installation of a backup generator requires evidence of compliance with the Tucson City Code, Section 16-31 Excessive Noise. The generator may be tested for up to 45 minutes per week, between the hours of 8:00 AM and 6:00 PM. Finish color and texture of all painted surfaces shall match existing surfaces of adjacent equipment enclosure. The generator shall include a fuel catchment feature designed to contain at least 210 gallons of fuel in the event of a leak.
19. Plans for future carriers must be approved through the special exception process.

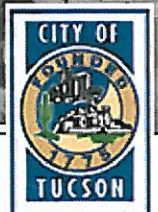
SE-15-32 Verizon - Speedway Boulevard



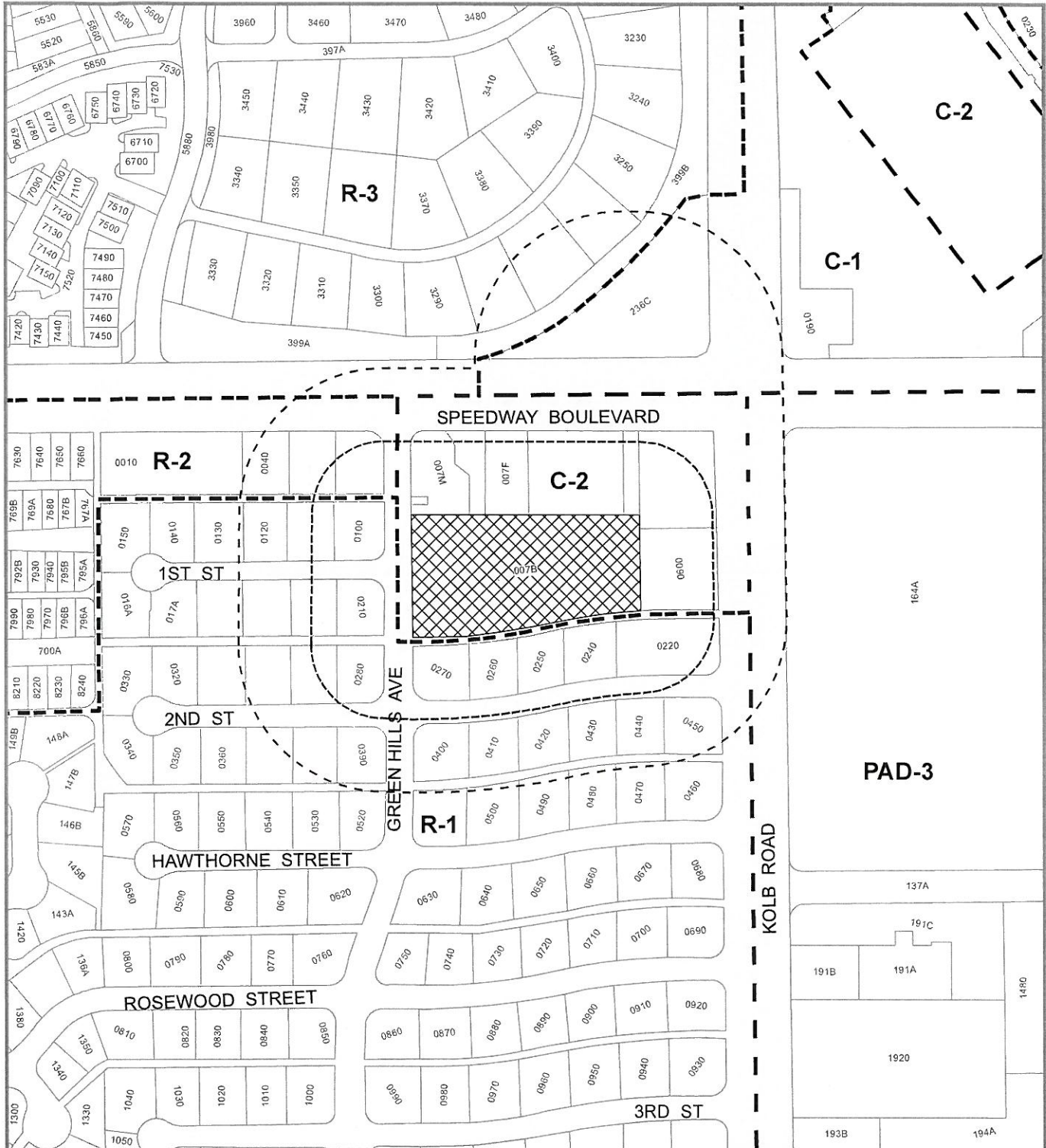



SE-15-32 Verizon - Speedway Boulevard
2014 Aerial


0 50 100 200
Feet
1 inch = 200 feet



SE-15-32 Verizon - Speedway Boulevard Z.E. Special Exception



 Area of Special Exception Request

 150' Protest Area

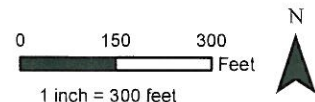
 300' Notification Area

 Zone Boundaries

C-2 Zoning of Requested Area



Address: 7070 E. Speedway Boulevard
Base Maps: Sec.07 T.14 R.15
Ward: 2



created by: JR, 6/19/2015

PUBLIC FACILITIES AND SERVICES REPORT FOR August 27, 2015
(as of August 6, 2015)

SE-15-32 Verizon – Speedway Boulevard, C-2 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 6/30/15.
Planning & Development Services – Sign Code: See attached comments dated 7/10/15.
Planning & Development Services – Community Planning: See attached comments dated 6/29/15.
Planning & Development Services – Engineering: See attached comments dated 7/13/15.

No Objections Noted

Office of Conservation & Sustainable Development
Transportation – Engineering
Transportation – Traffic Engineering
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Landscape

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: Zero vehicle trips per month.

No Objections Noted

Tucson Unified School District
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, August 12, 2015 at
http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning & Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

Case: **SE-15-32 Verizon – Speedway Boulevard, C-2 Zone Ward # 2**

I/We the undersigned property owners, wish to

- ☐ APPROVE the proposed Special Exception.
☐ PROTEST the proposed Special Exception.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning & Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

SE-15-32

Expose this flap - Affix stamp and return



City of Tucson PMc
Planning & Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

SE-15-32
IMPORTANT SPECIAL EXCEPTION NOTICE ENCLOSED